

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:38 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., MATT PINJUV - PLANNING & DEVELOPMENT DEPT., ANDY REED - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA- PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, VICKY DARLING - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

MINUTES:

KYLE WALTON, Planning and Development Department, referenced the following items that were requested to be held in abeyance, tabled or withdrawn without prejudice.

Item 2 [TMP-3530]	Abeyance to 4/22/2004 Planning Commission meeting
Item 3 [TMP-3791]	Abeyance to 4/8/2004 Planning Commission meeting
Item 8 [TMP-4010]	Abeyance to 4/22/2004 Planning Commission meeting
Item 13 [MDR-3867]	Abeyance to 4/8/2004 Planning Commission meeting
Item 14 [MSH-3850]	Abeyance to 4/22/2004 Planning Commission meeting
Item 17 [ZON-3346]	Request to Table
Item 18 [SDR-3514]	Request to Table
Item 19 [SUP-3717]	Request to Withdraw Without Prejudice
Item 23 [ZON-3884]	Abeyance to 4/22/2004 Planning Commission meeting
Item 24 [SDR-3385]	Abeyance to 4/22/2004 Planning Commission meeting

With regard to Item 2 [TMP-3530], MR. WALTON stated that the applicant requested holding this application until 4/22/2004. He noted that if approved, this would constitute the fourth abeyance. DEPUTY CITY ATTORNEY BRYAN SCOTT responding to questions related to the State Law pertaining to abeyances, explained that the law does not specifically designate which type of applications are affected. The law just states that any items that come before the Planning Commission may not exceed two abeyances unless good cause is determined. MR. WALTON explained that in this particular instance, the applicant needs to work with the Public Works Department on some issues and deferred to DAVID GUERRA for further explanation. MR. GUERRA clarified that a meeting was held with regard to a design that terminates the public streets west of the site and a decision was made. He added that staff is comfortable the application will move forward at the next Planning Commission meeting.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Briefing

MINUTES: Continued:

DEPUTY CITY ATTORNEY SCOTT suggested the applicant be apprised that no further abeyances will be allowed and if it appears that the application is not ready to move forward, they would need to table the item.

Item 17 [ZON-3346] and Item 18 [SDR-3514]: MR. WALTON explained that the applicant, HOLLY FERRELL, requested the applications be tabled in order to redesign their project. Staff had no problems with the request and would be available to assist the applicant to accomplish that. Replying to CHAIRMAN TRUESDELL, MR. WALTON affirmed that the applicant was informed of the fees associated with renotification.

Item 41 [ROC-3901]: This application deals with the Las Vegas Valley Water District's Reservoir and Pumping Station located out at Cliff's Edge. The representative requested this item be moved forward to be heard prior to the Public Hearing items due to a conflict.

Item 42 [DIR-3934]: MR. WALTON recommended this item be moved forward prior to the One Motion/One Vote applications. DEPUTY CITY ATTORNEY SCOTT added that he has a copy of the Development Agreement that will be referenced when the application is brought forward for discussion. He noted that copies of the map indicating the location of the proposed gaming districts have been distributed.

With regard to Item 13 [MDR-3867], MR. WALTON noted that the applicant requested abeyance to 4/8/2004 in order to work with the Public Works Department relative to flood control.

MEETING ADJOURNED AT 5:46.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:01 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., MATT PINJUV - PLANNING & DEVELOPMENT DEPT., FLINN FAGG – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA- PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, VICKY DARLING – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

NOTE: Prior to commencing, ROBERT GENZER, Director, Planning and Development Department, introduced KYLE WALTON, MATT PINJUV, FLINN FAGG and ANDY REED, members of the Planning Staff who would be doing the presentations for the evening's meeting.

(6:01)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

SUBJECT:

Approval of the minutes of the February 26, 2004, Planning Commission Meeting

MOTION:

NIGRO- APPROVED – UNANIMOUS with DAVENPORT abstaining as he was not present at the meeting

MINUTES:

There was no discussion.

(6:03)

1-58

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE ITEM - TMP-3401 - TIERRA SUMMIT - UNIVEST I, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 58 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 [TMP-3401] subject to conditions and amending Condition 2 as follows:

2. All Development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2853), Major Modification (MOD-2851), *Review of Condition (ROC-3066)* and the Lone Mountain Master Development Plan.

and APPROVED Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions UNANIMOUS with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

This is Final Action

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 1 – TMP-3401

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He asked that Condition 2 be modified to include Review of Condition [ROC-3666] which was recently approved by the City Council with the amended conditions on the setbacks for the Site Development Plan Review. ROBERT GENZER, Director, Planning and Development Department, agreed to the amendment of Condition 2 as requested by ATTORNEY ROWE.

(6:08/6:12 – 6:14)

1-218/1-318

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2853), Major Modification (MOD-2851), and the Lone Mountain Master Development Plan.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Parcel Map PMP-2506 must record prior to the recordation of a Final Map for this site.
6. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
7. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 1 – TMP-3401

CONDITIONS - Continued:

Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
9. Site development to comply with all applicable conditions of approval for the Lone Mountain Master Development Plan, Zoning Reclassification Z-33-97, Parcel Map PMP-2506, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE ITEM - TMP-3530 - LOG CABIN RANCH UNIT 7 - APPLICANT: D.R. HORTON - OWNER: LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 43 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the west side of Durango Drive between Log Cabin Way and Moccasin Road (APN: 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

MINUTES:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance.

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| Item 2 | Revise drawings |
| Item 3 | Design issues |
| Item 8 | Increased units. |
| Item 13 | Work with Public Works staff |
| Item 14 | Work with the neighbors |

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 2 – TMP-3530

MINUTES: Continued:

Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

With regard to Item 2 [TMP-3530] and seeing as the applicant was not present, CHAIRMAN TRUESDELL stated that this has been the third request for abeyance and, for the record, asked staff to inform the applicant that by law no further abeyances will be allowed. If it appears that the application is not ready to move forward, they would need to table the item.

In response to a subsequent question by DEPUTY CITY ATTORNEY BRYAN SCOTT, CHAIRMAN TRUESDELL clarified that the motion for Item 2 [TMP-3530] was for approval of the abeyance because there appears to be just cause; however, beyond this, no further abeyance requests will be considered.

(6:05 – 6:09)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE ITEM - TENTATIVE MAP - TMP-3791 - CONCORDIA @ DEER SPRINGS UNIT 2A - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC. - Request for a Tentative Map FOR A 39-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.62 acres adjacent to the north side of the 215 Beltway, approximately 600 feet west of Durango Drive (APN: 125-20-301-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the April 8, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

MINUTES:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance.

- | | |
|--------|------------------|
| Item 2 | Revise drawings |
| Item 3 | Design issues |
| Item 8 | Increased units. |

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 3 – TMP-3791

MINUTES – Continued:

- Item 13 Work with Public Works staff
- Item 14 Work with the neighbors_
- Item 17 Redesign
- Item 18 Redesign
- Item 19 Withdraw Without Prejudice
- Item 23 Modify plans
- Item 24 Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3876 - LONDON CIRCLE - APPLICANT: DWYER ENGINEERING - OWNER: THOMAS FETT - Request for a Tentative Map FOR A 7 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 1.04 acres at 5250 Smoke Ranch Road (APN: 138-13-801-068), R-E (Residence Estates) under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 [TMP-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions **UNANIMOUS** with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08/6:12 – 6:14)

1-218/1-318

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 4 – TMP-3876

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2853), Major Modification (MOD-2851), and the Lone Mountain Master Development Plan.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement Plans, whichever occurs first, a revised Tentative Map depicting all required set backs shall be approved by the Planning and Development Department and Public Works Department staff.
6. A six-foot decorative block wall shall be shown along the north property line in place of the chain link fence currently depicted on the map.

Public Works

7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the submittal of a Final Map for this site.
8. Site development to comply with all applicable conditions of approval for ZON-2574, SDR-2577, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 4 – TMP-3876

CONDITIONS - Continued:

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3892 - LONE MOUNTAIN CONDOS PHASE II - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: NHU THI TRAN - Request for a Tentative Map FOR AN 80 UNIT CONDOMINIUM SUBDIVISION on 5.31 acres adjacent to the southeast corner of Alexander Road and Vegas Vista Trail (APN: 137-12-501-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development), Ward 4 (Brown).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 [TMP-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions **UNANIMOUS** with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(6:08/6:12 – 6:14)
1-218/1-318

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 5 – TMP-3892

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning Z-0033-97, Major Modification MOD-2476 and Site Development Plan Review SDR-2475.
3. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Grant a Traffic Signal Chord Easement at the southeast corner of Alexander Road and Vegas Vista Trail.
6. Site development to comply with all applicable conditions of approval for SDR-2475 and all other subsequent site-related actions.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3899 - FORT APACHE RANCH - APPLICANT/OWNER: D.R. HORTON, INC. -
Request for a Tentative Map FOR A 195 LOT SINGLE FAMILY RESIDENTIAL
SUBDIVISION on 25.68 acres adjacent to the south side of Grand Teton Drive, approximately
330 feet east of Tee Pee Lane (APN: 125-18-501-004, 005, 010, 011, 012, and 013), T-C (Town
Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 [TMP-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item
6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to
conditions **UNANIMOUS** with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is
bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract
with Richmond American Homes.

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08/6:12 – 6:14)

1-218/1-318

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 6 – TMP-3899

CONDITIONS:

Planning and Development

1. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting the required median improvements of both Fort Apache Road and Grand Teton Drive shall be approved by the Planning and Development Department and Public Works Department staff.
2. A Vacation of both Chieftain Street and Jo Marcy Drive must be approved by City Council and recorded prior to recordation of a final map on the subject site.
3. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
4. All development shall conform to the Conditions of Approval for Rezoning (ZON-3071), Site Development Plan Review (SDR-3079), and Special Use Permit (SUP-3073).
5. Street names must be provided in accord with the City's Street Naming Regulations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. Perimeter block walls shall consist of decorative block with 20% contrasting material and cap; shall be limited to eight feet vertical wall face; and grade changes requiring retaining walls to exceed eight feet vertical wall face must include terracing with a minimum of four feet clear horizontal separation between walls.

Public Works

8. Coordinate with the Right of Way Section of the Department of Public Works and provide all necessary documentation required for submittal to the Bureau of Land Management (BLM) to obtain easements along the east and north perimeter of Assessor Parcel Number 125-18-501-006 to enable access paving on and/or along Assessor Parcel Number 125-18-501-006. This documentation must be submitted prior to approval of construction drawings for this site.
9. Site development to comply with all applicable conditions of approval for ZON-3071, SDR-3079, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 6 – TMP-3899

CONDITIONS - Continued:

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 25, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3905 - ELKHORN/TULE SPRINGS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: UPTOWN, LIMITED PARTNERSHIP - Request for a Tentative Map FOR A 146 LOT SINGLE FAMILY SUBDIVISION on 17.51 acres adjacent to the southeast corner of Tule Springs Road and Sunny Springs Lane (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 [TMP-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions **UNANIMOUS** with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08/6:12 – 6:14)

1-218/1-318

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 7 – TMP-3905

CONDITIONS:

Planning and Development

1. Access to the required multi-use transportation trail shall be provided via a minimum of two pedestrian access gates.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3519), Special Use Permit (SUP-3518), and the Town Center Development Standards Manual.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Dedicate and construct a bus turn out on the north side of Elkhorn Road at the east end of this site at a location acceptable to the Traffic Engineering Section of the Department of Public Works.
7. Landscape and maintain all unimproved rights-of-way on Tule Springs Road and Elkhorn Road adjacent to this site.
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tule Springs Road and Elkhorn Road public rights-of-way adjacent to this site prior to occupancy of this site.
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 7 – TMP-3905

CONDITIONS - Continued:

10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
12. Site development to comply with all applicable conditions of approval for SDR-3519, SUP-3518, and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-4010 - SOHO LOFTS CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 125 LOT CONDOMINIUM DEVELOPMENT, INCLUDING FIVE RETAIL UNITS on 0.69 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the April 22, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

MINUTES:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance.

- | | |
|---------|------------------------------|
| Item 2 | Revise drawings |
| Item 3 | Design issues |
| Item 8 | Increased units. |
| Item 13 | Work with Public Works staff |
| Item 14 | Work with the neighbors |

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 8 – TMP-4010

MINUTES: Continued:

Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.
(6:05 – 6:09)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

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DISCUSSION

SUBJECT:

ANX-3835 - APPLICANT/OWNER: SAINT MARY COPTIC ORTHODOX CHURCH -
Petition to annex property located on the northeast corner of Maverick Street and Cartier Avenue
(APN: 138-14-703-009), containing approximately 2.16 acres, Ward 5 (Weekly).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 [TMP-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions **UNANIMOUS** with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

To be forwarded to the City Council in Ordinance Form

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08/6:12 – 6:14)

1-218/1-318

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ANX-3871 - APPLICANT/OWNER: CCM TRUST - Petition to annex property located on the southwest corner of Buffalo Drive and Iron Mountain Road (APN: 125-09-501-003), containing approximately 9.5 acres, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 [TMP-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions **UNANIMOUS** with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

To be forwarded to the City Council in Ordinance Form

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08/6:12 – 6:14)

1-218/1-318

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - RQR-3732 -
APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES -**
Required Four Year Review of an approved Special Use Permit (U-0159-89) FOR A 14 FOOT
X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 275 South Martin L.
King Boulevard (APN: 139-33-501-012), M (Industrial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

**NIGRO – APPROVED Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844] and
Item 16 [SDR-3853] subject to conditions – UNANIMOUS with TRUESDELL abstaining
on Item 16 [SDR-3853] because of an ongoing business relationship with Mr. Rolf and his
selection of this location.**

To be heard by the City Council on 4/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [RQR-3732], Item 12
[RQR-3930], Item 15 [SUP-3844], and Item 16 [SDR-3853].

KYLE WALTON, Planning and Development Department, confirmed the receipt of letters from
the applicants agreeing to all conditions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 11 – RQR-3732

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844] and Item 16 [SDR-3853].

NOTE: All discussion for Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844], and Item 16 [SDR-3853] was held under Item 11 [RQR-3732].

(6:14 – 6:19)

1-396

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in four (4) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. Only one advertising sign is permitted per sign face.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**REQUIRED SIX MONTH REVIEW - PUBLIC HEARING - RQR-3930 -
APPLICANT: NEISSAN KOROGHLI - OWNER: FREMONT PLACE, LIMITED
LIABILITY COMPANY - Required Six Month Review of an approved Special Use Permit
(U-0106-02) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISE
CONSUMPTION) IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/
DELICATESSEN at 228 Las Vegas Boulevard North (APN: 139-34-511-001, 002 and 003), C-2
(General Commercial) Zone, Ward 5 (Weekly).**

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

**NIGRO – APPROVED Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844] and
Item 16 [SDR-3853] subject to conditions – UNANIMOUS with TRUESDELL abstaining
on Item 16 [SDR-3853] because of an ongoing business relationship with Mr. Rolf and his
selection of this location.**

To be heard by the City Council on 4/21/2004.

MINUTES:

NOTE: See Item 11 [RQR-3732] for related discussion.

(6:14 – 6:19)

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 12 – RQR-3930

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-0106-02).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MASTER DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES - Request for a Master Development Plan Review FOR SUMMERLIN VILLAGE 24 on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010 and a portion of 164-04-000-011), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

The applicant was not present.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Meeting
Item 13 – MDR- 3867

MINUTES – Continued:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance.

Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.
Item 13	Work with Public Works staff
Item 14	Work with the neighbors
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:05 – 6:09)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT - PUBLIC HEARING – MSH-3850 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO EXTEND TULE SPRINGS ROAD SOUTH OF ELKHORN ROAD TO INTERSECT SKY POINTE DRIVE, Ward 6 (Mack).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

MINUTES:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance.

Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.
Item 13	Work with Public Works staff
Item 14	Work with the neighbors

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 14 – MSH-3850

MINUTES: Continued:

Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)

1-84

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3844 - APPLICANT: JOSE AND ELIZA DIAZ - OWNER: MIGUEL FAMILY TRUST 1993, ET AL - Request for a Special Use Permit FOR A BANQUET FACILITY at 1520 North Eastern Avenue, Suite# 101, 102 and 103 (APN: 139-25-101-020), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 5 (Weekly).

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844] and Item 16 [SDR-3853] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 16 [SDR-3853] because of an ongoing business relationship with Mr. Rolf and his selection of this location.

To be heard by the City Council on 4/21/2004.

MINUTES:

NOTE: See Item 11 [RQR-3732] for related discussion.

(6:14 – 6:19)

1-396

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Meeting
Item 15 – SUP-3844

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year after the approval, this Special Use Permit shall be void unless an Extension of Time is granted by the City Council.
2. Any doors or other apertures at the rear (south) side of the subject business space shall remain closed during the duration of every banquet event, except for emergency access needs.
3. No outdoor activities in connection with the banquet use shall be conducted on this site.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Hours of operation shall be limited to 4:00 pm to 12:00 am.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3853 -
APPLICANT: ARLT CORPORATION - OWNER: ARLT FAMILY TRUST - Request
for a Site Development Plan Review FOR A 14,126 SQUARE FOOT OFFICE BUILDING on
1.10 acres adjacent to the southwest corner of Martin L. King Boulevard and Wheeler Peak
Drive (APN: 139-21-416-001), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).**

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

**NIGRO – APPROVED Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844] and
Item 16 [SDR-3853] subject to conditions – UNANIMOUS with TRUESDELL abstaining
on Item 16 [SDR-3853] because of an ongoing business relationship with Mr. Rolf and his
selection of this location.**

To be heard by the City Council on 4/21/2004.

MINUTES:

NOTE: See Item 11 [RQR-3732] for related discussion.

(6:14 – 6:19)

1-396

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 16 – SDR-3853

CONDITIONS:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
5. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. All City Code requirements and design standards of all City departments must be satisfied.
8. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
9. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All development shall be in conformance with the site plan and building elevations, date stamped April 21, 2004, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 16 – SDR-3853

CONDITIONS – Continued:

Public Works

11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. Site development to comply with all applicable conditions of approval for Z-136-94 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - REZONING RELATED TO SDR-3514 - PUBLIC HEARING - ZON-3346 - APPLICANT/OWNER: HOLLY FERRELL, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-1 (LIMITED COMMERCIAL) TO: R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE) on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013 and 014), Ward 5 (Weekly).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

87

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

MINUTES:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance.

- | | |
|---------|------------------------------|
| Item 2 | Revise drawings |
| Item 3 | Design issues |
| Item 8 | Increased units. |
| Item 13 | Work with Public Works staff |
| Item 14 | Work with the neighbors |

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 17 – ZON-3346

MINUTES: Continued:

Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)

1-84

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3346 - PUBLIC HEARING - SDR-3514 - APPLICANT/OWNER: HOLLY FERRELL, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 144 UNIT APARTMENT COMPLEX on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013, and 014), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: R-PD21 (Residential Planned Development - 21 Units Per Acre)], Ward 5 (Weekly).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	87
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

MINUTES:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance.

- | | |
|---------|------------------------------|
| Item 2 | Revise drawings |
| Item 3 | Design issues |
| Item 8 | Increased units. |
| Item 13 | Work with Public Works staff |

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 18 – SDR-3514

MINUTES: Continued:

Item 14	Work with the neighbors
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)

1-84

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3717 -
APPLICANT: TUSCAN RESTAURANT ENTERPRISES, LIMITED LIABILITY
COMPANY - OWNER: MMM PROPERTIES, LIMITED LIABILITY COMPANY -
Request for a Special Use Permit FOR A NIGHT CLUB at 1050 South Rampart Boulevard
(APN: 138-32-412-024), U (Undeveloped) Zone [SC (Service Commercial) General Plan
Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).**

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

MINUTES:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance.

- | | |
|---------|------------------------------|
| Item 2 | Revise drawings |
| Item 3 | Design issues |
| Item 8 | Increased units. |
| Item 13 | Work with Public Works staff |

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 19 – SUP-3717

MINUTES: Continued:

Item 14	Work with the neighbors
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)

1-84

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REZONING RELATED TO SDR-3824 AND VAR-3826 - PUBLIC HEARING - ZON-3825 - APPLICANT/OWNER: JAN PAUL KOCH - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.26 acres at 701 South 7th Street (APN: 139-34-810-008 and 009), Ward 5 (Weekly).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 20 [ZON-3825], Item 21 [VAR-3826], and Item 22 [SDR-3824].

MARGO WHEELER, Planning and Development Department, explained that the applicant proposes to convert a garage to office space. The structure will be cosmetically enhanced and the applicant will add all of the parking that can be accommodated on the lot. Staff recommended approval with an additional condition that a reversionary map be filed to ensure that the structure does not straddle property lines and that all required parking be located on site.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 20 – ZON-3825

MINUTES – Continued:

KIP KATICH, Architect, 7730 West Sahara Avenue, appeared on behalf of the applicant and concurred with staff's recommendations including the additional condition. MR. KATICH, in response to COMMISSIONER McSWAIN'S query, stated that the applicant intends to keep the character of the existing property.

With regard to handicap parking, MS. WHEELER informed that is governed by ADA and will be required prior to occupancy of the office.

COMMISSIONER STEINMAN asked the applicant if the wrought iron would be removed. MR. KATICH replied it would be part of the cosmetic improvements.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 20 [ZON-3825], Item 21 [VAR-3826], and Item 22 [SDR-3824].

NOTE: All discussion on Item 20 [ZON-3825], Item 21 [VAR-3826], and Item 22 [SDR-3824] was held on Item 20 [ZON-3825].

(6:52 – 6:57)
1-1745

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Reversionary Parcel Map must be submitted and approved prior to the issuance of any building permits.
3. A Site Development Plan Review application approved by the Planning Commission (Public Hearing) and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. A Variance application for the parking requirements and the residential adjacency separation distances pertaining to a covered trash enclosure approved by Planning Commission and City Council prior to issuance of any permits, site grading, and all development activity for the site.

Public Works

5. Dedicate a 10 foot radius on the southeast corner of Garces Avenue and 7th Street prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 20 – ZON-3825

CONDITIONS– Continued:

6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. Landscape and maintain all unimproved rights-of-way on Garces Avenue and 7th Street adjacent to this site.
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Garces Avenue and 7th Street public rights-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 25, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VARIANCE RELATED TO ZON-3825 AND SDR-3824 - PUBLIC HEARING - VAR-3826 - APPLICANT/OWNER: JAN PAUL KOCH - Request for a Variance TO ALLOW 9 PARKING SPACES WHERE 12 PARKING SPACES ARE REQUIRED FOR A PROPOSED OFFICE BUILDING AND TO ALLOW A COVERED TRASH ENCLOSURE TO BE LOCATED WITHIN THE 50 FEET RESIDENTIAL ADJACENCY DISTANCE SEPARATION REQUIREMENT on 0.26 acres at 701 7th Street (APN: 139-34-810-008 and 009), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:

NOTE: See Item 20 [ZON-3825] for related discussion.

(6:52 – 6:57)

1-1745

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 21 – VAR-3826

CONDITIONS:

Planning and Development

1. This variance shall expire in two years unless exercised by the applicant or an Extension of Time is granted by the City Council.
2. Conformance to all conditions of approval of ZON-3825 AND SDR-3824 and other site related actions.
3. This variance request also pertains to the proposed location of the onsite trash enclosure.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3825 AND VAR-3826 - PUBLIC HEARING - SDR-3824 - APPLICANT/OWNER: JAN PAUL KOCH - Request for a Site Development Plan Review FOR A PROPOSED LAW OFFICE AND A WAIVER OF LANDSCAPE AND COMMERCIAL STANDARDS on 0.26 acres at 701 7th Street (APN: 139-34-810-008 and 009), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- *Reversionary map is required to be filed in order to ensure the structure does not straddle property lines and that required parking be located on site.*

– UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:

NOTE: See Item 20 [ZON-3825] for related discussion.

(6:52 – 6:57)

1-1745

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 22 – SDR-3824

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. All abandoned driveway access to be removed and curbs and sidewalk treatments to be restored.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
7. A covered trash enclosure in accordance with Title 19.08.045 shall be provided.
8. On-premise signage shall conform to the standards of Title 19.14 for a P-R (Professional Office and Parking) Zoning District, where applicable.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 22 – SDR-3824

CONDITIONS – Continued:

11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
12. Site development to comply with all applicable conditions of approval for ZON-3825 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**REZONING RELATED TO SDR-3885 - PUBLIC HEARING - ZON-3884 -
APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST - Request
for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL
OFFICE AND PARKING) AND FOR A WAIVER TO ALLOW A 50 FOOT WIDE LOT
WHERE 60 FEET IS THE MINIMUM WIDTH REQUIRED on 0.16 acres at 626 South 10th
Street (APN: 139-34-810-098), Ward 5 (Weekly).**

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the April 22, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

MINUTES:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance.

- | | |
|---------|------------------------------|
| Item 2 | Revise drawings |
| Item 3 | Design issues |
| Item 8 | Increased units. |
| Item 13 | Work with Public Works staff |

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 23 – ZON-3884

MINUTES: Continued:

Item 14	Work with the neighbors
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)

1-84

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3884 - PUBLIC HEARING – SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST - Request for a Site Development Plan Review TO ADD 1,100 SQUARE FEET IN ADDITION TO CONVERTING AN EXISTING SINGLE FAMILY RESIDENCE INTO AN OFFICE AND WAIVERS OF COMMERCIAL LANDSCAPE REQUIREMENTS on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the April 22, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

MINUTES:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance.

- | | |
|--------|------------------|
| Item 2 | Revise drawings |
| Item 3 | Design issues |
| Item 8 | Increased units. |

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 24 – SDR-3885

MINUTES: Continued:

Item 13	Work with Public Works staff
Item 14	Work with the neighbors
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)

1-84

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REZONING - PUBLIC HEARING - ZON-3888 - APPLICANT: CITY OF LAS VEGAS - OWNERS: MULTIPLE - Request for a Rezoning FROM: M (INDUSTRIAL), C-M (COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL) AND C-V (CIVIC) TO: C-M (COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL), C-1 (LIMITED COMMERCIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), AND C-V (CIVIC) on properties generally located within the area bounded by Washington Avenue, Owens Avenue, the Union Pacific Railroad and Bruce Street (APN: 139-26-102-002, 003, 139-26-201-015, 018, 139-27-502-004, 139-27-504-003, 006, 007, 008, 009 and 010, 139-27-602-003, 004, 139-27-603-001, 002, 008, and 018) Ward 5 (Weekly).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- *Parcel number 17 on the Exhibit Map is not a part of this application.*

– **UNANIMOUS**

To be heard by the City Council on 4/21/2004

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 25 – ZON-3888

MINUTES:

ANDY REED, Planning and Development Department, explained that at a previous meeting, the City Council approved the Downtown North Land Use Plan that affects properties within the area bounded by Washington Avenue, Owens Avenue, the Union Pacific Railroad and Bruce Street. Also included in the Land Use Plan was a map that established future land use designations for properties located within that area. He noted that the subject Rezoning application is the result of a directive to the Planning and Development Department to initiate zone changes where zoning classifications and future land use designations do not match. Additionally, MR. REED stated that staff recommends that all reference to Parcel 17 be deleted as it is currently being considered for a Site Plan Review. He added that some of the parcels have uses not permitted in the new zoning classification. Although they can continue in their present state, they cannot be expanded and any future development must comply with the new zoning classification.

TODD FARLOW, 240 North 19th Street, asked why this Rezoning is taking place. He also wanted to know if Palm Mortuary was included in the area and wanted assurance that future development would not obscure any portion of the cemetery.

JOHN VALENTINE, Oregon, asked whether any provisions are contemplated for a park for the occupants of the Shade Tree Shelter or St. Vincent's Shelter for Men.

Based on the previous questions, MARGO WHEELER, Planning and Development Department, clarified that this request is just to rezone those parcels that are currently not in compliance with the General Plan Designations that were approved as part of the Downtown North Land Use Plan.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:57 – 7:04)

1-1959

CONDITIONS:

Planning and Development

1. A Site Development Plan Review shall be approved by the Planning Commission and City Council prior to development on any of the subject sites.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**REZONING RELATED TO SDR-3911 - PUBLIC HEARING - ZON-3909 -
APPLICANT/OWNER: LEONARD KRYK - Request for a Rezoning FROM: R-1 (SINGLE
FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16
acres at 1007 Salem Drive (APN: 138-35-804-001), Ward 1 (Moncrief).**

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

**DAVENPORT – APPROVED subject to conditions – UNANIMOUS with NIGRO
abstaining as Andrew Kryk, brother of the applicant, is an investor of his firm.**

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 26 [ZON-3909] and Item 27 [SDR-3911].

MATT PINJUV, Planning and Development Department, explained that the proposed P-R (Professional Office and Parking) is appropriate at this location and compatible with other properties located along this segment of Charleston Boulevard. He stated that the applicant proposes to convert a single-family residential structure to an office complex with minimal changes to the exterior of the building. With regard to the landscaping, staff recommended the applicant continue to work with them.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 26 – ZON-3909

MINUTES – Continued:

LEONARD KRYK, the applicant, 922 South Valley View Boulevard, concurred with staff recommendations and conditions.

TODD FARLOW, 240 North 19th Street, inquired as to what type of business would be conducted. He also wanted assurance that the landscaping and the parking would meet the requirements of the Code.

COMMISSIONER DAVENPORT asked if there is a block wall required between the R-1 and the P-R. MR. PINJUV replied affirmatively that it is a requirement of the Commercial Design Standards.

Because of the applicant's request for a waiver of the landscaping requirements, COMMISSIONER STEINMAN asked the applicant to specify exactly what he intends to provide in terms of landscaping. MR. PINJUV explained that the applicant has indicated shrubs and ground covers will be installed in order to improve the aesthetics of the site.

COMMISSIONER McSWAIN noticed that the roof of the garage structure is in disrepair. MR. KRYK replied that the garage will be torn down to accommodate the parking and the roof will be redone.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 26 [ZON-3909] and Item 27 [SDR-3911].

NOTE: All discussion for Item 26 [ZON-3909] and Item 27 [SDR-3911] was held under Item 26 [ZON-3909].

(7:04 – 7:14)

1-2250

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-3911) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 26 – ZON-3909

CONDITIONS– Continued:

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be meet the intent of Standard Drawing #222A.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3909 - PUBLIC HEARING – SDR-3911 - APPLICANT/OWNER: LEONARD KRYK - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND A WAIVER OF LANDSCAPE STANDARDS on 0.16 acres at 1007 Salem Drive (APN: 138-35-804-001), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining as Andrew Kryk, brother of the applicant, is an investor of his firm.

To be heard by the City Council on 4/21/2004

MINUTES:

NOTE: See Item 26 [ZON-3909] for related discussion.

(7:04 – 7:14)

1-2250

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 27 – SDR-3911

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of a Rezoning (ZON-3909) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.
3. The applicant shall meet with staff to submit a detailed landscape plan showing 24 inch box trees 20 feet on center in the existing yard area along Charleston Boulevard and along the north property line, 24 inch box trees 30 feet on center along the east property line and where possible increased landscaping in front of the building in the parking lot area. The revised plan shall be completed prior to the approval of any permits for development on this site.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Site development to comply with all applicable conditions of approval for ZON-3909 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 25, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-3910 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U (UNDEVELOPED) [ROW (RIGHT OF WAY) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 10.0 acres on the northeast corner of Tenaya Way and Summerlin Parkway (a portion of APN: 138-27-301-019), Ward 2 (L.B. McDonald).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following conditions:

- *A Site Development Plan Review application shall be filed by the applicant.*

– UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MATT PINJUV, Planning and Development Department, explained that the C-V (Civic) zoning is in conformance with the General Plan.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 28 – ZON-3910

MINUTES – Continued:

STEVE FORD, Field Operations Division, 400 Stewart Avenue, explained that the zoning is required to accommodate a neighborhood non-programmable park that will be constructed this summer.

KYLE WALTON, Planning and Development Department, recommended the addition of a condition relating to the requirement of a Site Plan Review.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:14 – 7:16)

1-2708

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Construct half-street improvements including appropriate overpaving, if legally able, on Tenaya Way adjacent to this site concurrent with development of this site.
3. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 28 – ZON-3910

CONDITIONS – Continued:

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**SPECIAL USE PERMIT RELATED TO VAR-4032 - PUBLIC HEARING - SUP-3907 -
APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED
LIABILITY COMPANY - Request for a Special Use Permit FOR AN OFF-PREMISE
ADVERTISING (BILLBOARD) SIGN at 2753 Highland Drive (APN: 162-09-102-003), M
(Industrial) Zone, Ward 1 (Moncrief).**

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 4/8/2004 Planning Commission meeting – UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that Mr. Creel is a friend of his and in the past has done real estate work for him. On previous actions, he has abstained on items located in the area of Mr. Creel's business and although he would vote on the abeyance, he would carefully review the applications when they come back to the Planning Commission.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 29 [SUP-3907] and Item 30 [VAR-4032].

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 29 – SUP-3907

MINUTES: Continued:

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He stated that there is a technical issue that needs to be resolved and requested the abeyance of the Special Use Permit and the Variance requests to the 4/8/2004 Planning Commission meeting.

ATTORNEY JOE CAIN, Lionel Sawyer & Collins, 300 South 4th Street, appearing on behalf of Allen Creel, Creel Printing, stated that inasmuch as these applications may be held to the 4/8/2004 meeting, he would reserve his comments for that time.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 29 [SUP-3907] and Item 30 [VAR-4032].

NOTE: All discussion for Item 29 [SUP-3907] and Item 30 [VAR-4032] was held under Item 29 [SUP-3907].

(6:08 – 6:09)

1-249

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**VARIANCE RELATED TO SUP-3907 - PUBLIC HEARING - VAR-4032 -
APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED
LIABILITY COMPANY - Request for a Variance TO ALLOW AN OFF-PREMISE
(BILLBOARD) ADVERTISING SIGN TO BE 5 FEET FROM THE INTERSECTION OF
TWO PUBLIC STREETS WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED at
2753 Highland Drive (APN: 162-09-102-003), M (Industrial) Zone, Ward 1 (Moncrief).**

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 4/8/2004 Planning Commission meeting – UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that Mr. Creel is a friend of his and in the past has done real estate work for him. On previous actions, he has abstained on items located in the area of Mr. Creel's business and although he would vote on the abeyance, he would carefully review the applications when they come back to the Planning Commission.

MINUTES:

NOTE: See Item 29 [SUP-3907] for related discussion.

(6:08 – 6:09)

1-249

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VARIANCE - PUBLIC HEARING - VAR-3762 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 25 FOOT FRONT SETBACKS WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW 30 FOOT REAR SETBACKS WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 9.32 acres adjacent to the northeast corner of Maverick Street and Racel Street (APN: 125-11-704-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN - DENIED – UNANIMOUS with NIGRO abstaining as his firm is currently in litigation with one of the principals of Sterling S. Development and McSWAIN abstaining as her firm is presently under contract with Sterling S. Development

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that there is no apparent hardship and that the applicant is overbuilding on these lots. Staff recommended denial.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 31 – VAR-3762

MINUTES – Continued:

LORA DREJA, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. She briefly described the project and stated that the square footage totals only 20 percent of lot coverage and therefore does not believe the applicant is overbuilding. She explained that the developer previously used these models on several small projects within the Valley. In speaking with prospective buyers, the developer learned that bay windows and front porches were desirable. Inasmuch as Title 19 does not allow such features to encroach into setbacks, the waiver was requested in order to accommodate the upgrades.

TODD FARLOW, 240 North 19th Street, was impressed with the applicant's proposal to offer bay windows and front porches.

COMMISSIONER EVANS questioned whether the footprint is too large for the lot. MR. WALTON answered that there are adjustments that could be made to the interiors of the homes to account for needed space on the exterior to accommodate the porches and bay windows.

COMMISSIONER DAVENPORT felt the size of the house pad relative to the overall size of the lot could be aligned in such a way to alleviate the need for any variance. He added that he could not support the requested variance simply because the applicant prefers a certain set of plans in order to cut costs but is not willing to make modifications to those plans in order to conform to the requirements of the Code.

CHAIRMAN TRUESDELL agreed that there is no reason to validate the requested variance.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

7:16 – 7:28

1-2846

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VARIANCE - PUBLIC HEARING - VAR-3831 - APPLICANT/OWNER: ROBERT AND PATRICIA CHESS - Request for a Variance TO ALLOW A PROPOSED DETACHED ACCESSORY STRUCTURE TO BE THREE FEET FROM THE CORNER-SIDE YARD WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW THE PROPOSED STRUCTURE TO EXCEED THE HEIGHT OF THE MAIN DWELLING BY TWO FEET THREE INCHES on 0.47 acres at 6301 Jennifer Court (APN: 138-02-811-027), R-E (Residence Estates) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with EVANS voting No

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the applicant is creating a self-imposed hardship. If the accessory structure were redesigned with the height and size reduced, there would be no need for a variance. Staff recommended denial of this application.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 32 – VAR-3831

MINUTES – Continued:

ROBERT CHESS, the applicant, 6301 Jennifer Court, explained that the Variance request pertains to the setback alone. For clarification, he stated that the detached accessory structure would not exceed the height of the main dwelling.

TODD FARLOW, 240 North 19th Street, asked staff to clarify the height restrictions for this particular neighborhood. MATT PINJUV, Planning and Development Department, explained that the height restrictions in an R-E Zone is two stories or 35 feet for the main dwelling or any single-family structure. In this case, the elevation of the garage exceeds the height of the house by two feet if both structures are on the same level of ground. MR. PINJUV acknowledged that the applicant intends to excavate the area of the new structure to ensure it is lower than the main dwelling.

MR. CHESS responding to comments by COMMISSIONER EVANS, replied that he has not received any objections from the adjoining neighbors. He added that the proposed structure is similar to others located in his neighborhood and, with regard to appearance, can be upgraded to conform with the look of his residence.

COMMISSIONER McSWAIN suggested to the applicant that if he resolved the height issue, she would support the application. COMMISSIONER STEINMAN stated a barn was not compatible with the area. CHAIRMAN TRUESDELL suggested a condition requiring the structure be stuccoed which COMMISSIONER McSWAIN could not support. She indicated her trust in the applicant regarding aesthetics.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:28 – 7:42)

1-3457/2-1

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Secondary driveway to be approved by traffic engineer at time of plans submittal.
4. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VARIANCE - PUBLIC HEARING - VAR-3902 - APPLICANT/OWNER: RICHARD AND JILL BURNS - Request for a Variance TO ALLOW 25 FOOT FRONT SETBACKS WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW 25 FOOT REAR SETBACKS WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 9.46 acres on the northwest corner of Maggie Avenue and Coke Street (APN: 125-09-501-002), R-E (Residence Estates) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – ABEYANCE to 4/22/2004 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as he is affiliated with another company that Attorney Babero is involved with.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that the applicant proposes to construct a house that is probably too large for the lot, thereby creating a self-imposed hardship. Staff determined that a slight redesign of the house will make it possible to fit on the lot and alleviate the need for a variance. Staff recommended denial.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 33 – VAR-3902

MINUTES – Continued:

ATTORNEY ANDRAS BABERO, Coke Maggie, LLC, 7550 West Alexander Road, briefly described the proposed project and stated that there is no self-imposed hardship. Noting the existence of 20-foot drainage easements to the west and east side of the property, ATTORNEY BABERO explained that the lot sizes had to be readjusted to ensure the houses fit on the lots. ATTORNEY BABERO emphasized that the proposed dwellings are specifically designed for this project and in order to make it fit, with particular consideration to the drainage easements, adjustments were required.

RON THOMAS, 7745 Maggie Avenue, asked for clarification that there will be a block wall inside of the drainage easement making the distance between the back of the house to that block wall five feet. He commented that the proposed project does not appear to be compatible with the rural concept of the area. ATTORNEY BABERO replied that the houses range from 3,294 square to approximately 5,000 square feet. With regard to the five feet, ATTORNEY BABERO remarked that looking at the drainage easements and the 25-foot setback, there is a definite need for the additional room, and this further justifies the need for a variance.

VICE CHAIRMAN NIGRO clarified that the variance relates to just the front and the rear yard setbacks. COMMISSIONER DAVENPORT stated that he could not support the variance because he felt that a house could fit on a 20,000 square foot lot with the proper modifications. VICE CHAIRMAN NIGRO asked the applicant to clarify the location of the backyard. MATT PINJUV, Planning and Development Department, replied that in this instance, the Code would define that area as the side yard as opposed to the rear yard and the applicant would be able to put the same walls up around it.

With further discussion relating to side yards functioning as backyards and the variation of floor plans, it appeared that in order to address the complexity, it would be feasible to hold this application in abeyance to the 4/22/2004 Planning Commission meeting in order for the applicant to do further refinements.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing open.

(7:42 – 8:05)

2-357

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3748 - APPLICANT: CONTINENTAL CURRENCY OF NEVADA, INC. - OWNER: TONOPAH-CRAIG ROAD COMPANY, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND AUTO TITLE LOAN at 4458 North Rancho Drive (APN: 138-02-601-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions –Motion carried with EVANS not voting

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MATT PINJUV, Planning and Development Department, stated that only one other similar use exists. Staff recommended approval subject to conditions.

QUANG REGAN, 3280 East Tropicana Avenue, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 34 – SUP-3748

MINUTES – Continued:

TODD FARLOW, 240 North 19th Avenue, asked COMMISSIONER DAVENPORT for the status of his thesis related to financial institutions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:05 – 8:07)

2-1109

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The use shall comply with all applicable requirements of LVMC Title 6.
3. Any proposed changes to the building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
4. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.
5. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
6. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3875 - APPLICANT: HUGH CANADY - OWNER: CDS MEMBER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A 4,500 SQUARE FOOT CONVENIENCE STORE at 1600 North Martin L. King Boulevard (APN: 139-21-804-006), C-1 (Limited Commercial), Ward 5 (Weekly).

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MATT PINJUV, Planning and Development Department, explained that previously this site was approved for a gasoline sales use that has since expired. The convenience store building and the canopies for the gasoline islands remain. The use is appropriate for the location. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 35 – SUP-3875

MINUTES – Continued:

HUGH CANADY, owner, 7001 Via Laconda, asked staff to clarify Condition 8 relative to dedication of a 10-foot right-of-way on Martin Luther King Boulevard and whether there would be any costs incurred when Martin Luther King Boulevard is widened. DAVID GUERRA, Public Works Department, was unable to provide an answer without checking with the Special Improvement District and the Engineering Design Section of Public Works.

ROBERT GENZER, Director, Planning and Development Department, explained to the applicant that only the dedication is required but no improvements are needed at this time. MR. CANADY understood but was concerned about the costs if future improvements surface. MR. GENZER replied that there is no way to determine that at this time.

DEPUTY CITY ATTORNEY BRYAN SCOTT explained that if the City decides to do an SID, the City would put in the curbs, gutters and sidewalks and would in turn charge back the costs to the property owners who would benefit by those improvements. He clarified that if the property is developed and improvements made, the property owner would incur the costs.

MR. CANADY was adamant and asked whether the City Council could verify that he would not incur any expenses. DEPUTY CITY ATTORNEY SCOTT explained that would not be a certainty as they would not be able to look that far into the future to determine when Martin Luther King will be widened.

TODD FARLOW, 240 North 19th Street, remarked that if the gasoline tanks are steel, they may be oxidized and there might be a problem with leaks. As a safety precaution, he stated that the tanks need to be tested. CHAIRMAN TRUESDELL replied that would be done prior to filling the tanks with gas.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:07 – 8:16)

2-1204

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 35 – SUP-3875

CONDITIONS – Continued:

3. All activities and operations shall be conducted entirely within an enclosed structure, except the following:
 - The dispensing of petroleum products, water and air from pump islands.
 - The provision of emergency services of a minor nature.
 - The sale of items via vending machines, which shall be located next to the main structure.
4. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
5. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
6. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
7. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than 10 feet from the street right-of-way line.

Public Works

8. Dedicate an additional 10 feet of right-of-way on Martin L. King Boulevard. Construction of these improvements is not required at this time. We note that the future Martin L. King Boulevard widening project may require additional right-of-way along Owens Avenue adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements in the Martin L King Boulevard public right-of-way adjacent to this site.
10. Landscape and maintain all unimproved right-of-way on Martin L King Boulevard adjacent to this site prior to occupancy of this site.
11. Site development to comply with all applicable conditions of approval for Rezoning Reclassification Z-0005-94 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3896 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DONNA F. BEAM REVOCABLE TRUST - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL, CHURCH, AND CITY PARK adjacent to the northeast corner of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

26

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

11

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with DAVENPORT abstaining as he is a neighbor of one of the Becker Family members and McSWAIN abstaining as her firm is currently under contract with the Becker Family

To be heard by the City Council on 4/21/2004

NOTE: CHAIRMAN TRUESDELL disclosed that his office manages one of the areas located in the Tech Parks. Inasmuch as there are no conflicts or economic involvement, he felt it would be proper to vote on this application.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 36 – SUP-3896

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that this use will be located within 1500 feet from a park, school and church and therefore is not considered harmonious with the surrounding area. Staff recommended denial.

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He agreed that the proposed project is located in close proximity to the church, school and park; however, he stated that this location does not affect any of those facilities because the proposed establishment faces inward. ATTORNEY KAEMPFER stated that Cimarron Memorial School faces Tenaya Drive and only because the rear portion of the school property (soccer and football fields) extends so far back to the west, does it come within 1,500 feet of the subject property. He added that the Bettye Wilson Soccer Park adjoins the subject property; however, there are a countless number of existing establishments with alcohol uses that abut that park. Further, ATTORNEY KAEMPFER emphasized that this is not a tavern. It will be called the Becker Steakhouse and is designed to be a first-class dining restaurant. He explained that the Special Use Permit is required because of the alcohol use in a C-1 (Limited Commercial) zone. Finally, ATTORNEY KAEMPFER stated that the applicant has met with the neighbors and that a multitude of agreements were drawn up to ensure that all concerns were met.

TODD FARLOW, 240 North 19th Street, supported this project and stated it is a great idea for the area.

KATHY BEST, 7548 Holloran Court, appeared in opposition to the proposed project. She stated that she opposed having a bar so close to the High School, the Child Care Center and the Church. She felt this establishment does not fit the needs of the community and is not allowed according to the Standards of the Code. MS. BEST also challenged that proper notification was given since parents of the children who attend the high school and day care center and members of the adjacent church were unaware of the Public Hearing.

On the issue of notification, CHAIRMAN TRUESDELL stated that there is a requirement to post a sign on the property. MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that a sign was indeed posted at the intersection of Buffalo Drive and Smoke Ranch Drive as noted by an Affidavit dated 3/13/2004. She confirmed that the posting distinctly states, Liquor Establishment (Tavern) and a Waiver from the 1500 foot Distance Separation Requirement from an existing school, church and City park.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 36 – SUP-3896

MINUTES - Continued:

COMMISSIONER NIGRO stated that in reading the staff backup, reference was made to a 100-foot waiver, and he asked what the intention was for that requirement. ROBERT GENZER, Director, Planning and Development Department, explained that sometime last year, there was a proposed tavern that would have been within 1500 feet, although on a different street, where a church was located. At that time it was determined that there would be circumstances that would arise in which a waiver could be considered.

COMMISSIONER STEINMAN asked whether any protests were received from the LDS Church. He also understood that the Child Care Center was actually outside of the 1500 feet. MR. WALTON informed that the petition on file appears to have been gathered by the residents themselves. There was no indication of any opposition from the Church. Staff confirmed that the Child Care Center is located right on the property line.

CHAIRMAN TRUESDELL asked for assurance that no tavern application for the south portion of the street would be forthcoming. ATTORNEY KAEMPFER affirmed that because of the proximity to the proposed project and the deed restriction with the neighbors, there would be no tavern uses on the south side. CHAIRMAN TRUESDELL stated that this Commission does not want to deal with any sign issues that would impact the neighborhood. ATTORNEY KAEMPFER stated that that particular issue was discussed with the neighbors and the applicant agreed that there would be no neon signs. Inasmuch as ATTORNEY KAEMPFER had referenced several of the agreements negotiated between applicant and residents, COMMISSIONER NIGRO suggested they be made a part of the final approval.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:16 – 8:42)

2-1551

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Tavern).
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Approval of a subsequent Rezoning (ZON-2457) and Site Development Plan Review (SDR-2458) by the Planning Commission and City Council.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 36 – SUP-3896

CONDITIONS – Continued:

4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3817 -
APPLICANT: ADVANCED HOUSE CALLS - OWNER: GREGORY AND MARY
BRYAN - Request for a Site Development Plan Review FOR A PARKING LOT AND
WAIVERS OF PERIMETER LANDSCAPE BUFFER AND PARKING LOT LANDSCAPE
FINGERS on 0.34 acres adjacent to the east side of Jones Boulevard, approximately 300 feet
south of Upland Boulevard (APN: 138-36-112-005 and 006), R-1 (Single Family Residential)
Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (Moncrief).**

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated this lot was rezoned under a larger zoning application. The office uses are now compatible with the homes to the rear of them. The design matches the designs used along Jones. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 37 – SDR-3817

MINUTES - Continued:

MARY BRYAN, property owner, appeared perplexed by the multitude of conditions and asked if staff would be willing to review them with her. After a brief consultation, the applicant concurred with staff recommendations and conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:42 – 8:49/8:51 –8:52)

2-2682/2-3154

CONDITIONS

Planning and Development

1. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
2. A revised site plan shall be submitted to the staff of the Planning and development Department that shows the handicap parking spaces with a minimum width of 9'-0" and the width of the front landscape buffer next to the trash enclosure to be a minimum of 15 feet. The plan shall be submitted prior to the application for a building permit or license or prior the occupancy, whichever occurs first.
3. A waiver of the building foundation landscaping and the 8-foot perimeter buffer is approved.
4. All onsite residential uses shall cease as each property is converted to professional use.
5. The street planter between the driveways shall be a minimum 10 feet wide and 48 inches in length.
6. A minimum of two 24-inch box tree trees, with four, 5 gallon and 1 gallon shrubs and ground cover per tree, shall be planted in the 10-foot planter adjacent to the public street.
7. No public address systems or outdoor loudspeakers shall be permitted.
8. All exterior lighting shall be directed away from the adjacent residential properties. All exterior lighting shall be of low-intensity and of a cut off variety.
9. Excluding single-family development, all mechanical equipment, air conditions and trash areas shall be screened from view front the abutting streets.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 37 – SDR-3817

CONDITIONS – Continued:

10. Install four, 5 gallon and 1 gallon shrubs for each 24” box and larger trees in the perimeter and street landscaped buffers
11. Parking lot lighting shall be no more than 20 feet in height and shall utilize shoebox fixtures and downward directed lights. Wallpack lighting shall utilize shoebox fixtures and downward directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened and shall not create fugitive lighting on adjacent properties.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Landscape and maintain all unimproved right-of-way, if any exists, on Jones Boulevard adjacent to this site concurrent with development of this site. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Submit an application for an Occupancy Permit for all landscaping and private improvements in the public right-of-way adjacent to this site prior to the issuance of any permits.
15. Provide a copy of a recorded Joint Access Agreement between the parcels comprising this site prior to the issuance of any permits. Also this site shall provide a Joint Access Agreement to adjacent sites of compatible uses as required by the Department of Public Works.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. Site development to comply with all applicable conditions of approval for Z-26-91, all other subsequent site-related actions, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3898 -
APPLICANT/OWNER: LUZ MARIA MEDRANO - Request for a Site Development Plan
Review FOR A SEVEN UNIT MULTI FAMILY DEVELOPMENT AND WAIVERS OF THE
10 FOOT WIDE PERIMETER LANDSCAPE PLANTER on 0.29 acres at 1404 North 23rd
Street (APN: 139-26-508-007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).**

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – ABEYANCE to 4/22/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that staff has recommended denial on this application and believes the site could be redesigned in order to meet the requirements of the Code. Staff believes the applicant is overbuilding the site.

LUZ MEDRANO, property owner, 1404 23rd Street, stated she plans to install a six-foot landscaping buffer around the building. She asked for approval of the waiver of the 10-foot wide perimeter landscaping but would be willing to work with staff.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 38 – SDR-3898

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, agreed with staff's contention that the site is overbuilt.

With regard to the waivers, COMMISSIONER McSWAIN encouraged the applicant to work with staff in order to resolve some of the issues. MR. WALTON replied that staff would be willing to work with the applicant. MS. MEDRANO concurred

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:48 – 8:49)

2-2796

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3923 -
APPLICANT/ OWNER: SANTA FE STATION, INC. - Request for a Site Development
Plan Review FOR A PROPOSED CASINO EXPANSION AND THEATER ADDITION on
34.1 acres at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial)
Zone, Ward 6 (Mack).**

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated the proposed development is consistent with the C-2 along Rancho Drive and is compatible with the existing developments in the immediate vicinity. Staff recommended approval subject to conditions as this project meets all the base requirements of the Code.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 39 – SDR-3923

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:49 – 8:50)

2-3050

CONDITIONS:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
5. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. All City Code requirements and design standards of all City departments must be satisfied.
8. All development shall be in conformance with the site plan and building elevations, date stamped April 22, 2004, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 39 – SDR-3923

CONDITIONS – Continued:

Public Works

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
10. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. A portion of this site is located in a Federal Emergency Management Act (FEMA) Zone “AE” flood zone.
11. Site development to comply with all applicable conditions of approval for Z-32-85 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ROC-3901 – APPLICANT/OWNER: PERMA-BUILT HOMES - Request for a Review of Condition NO. 7 OF AN APPROVED TENTATIVE MAP FOR ELKHORN/GRAND CANYON UNIT TWO (TM-0034-02), WHICH REQUIRED PEDESTRIAN ACCESS AT THE END OF TWO CUL-DE-SACS adjacent to the southeast corner of Grand Canyon Drive and Severance Lane (APN: 125-18-897-004), R-1 (Single Family Residential) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN –DENIED – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, explained that staff determined that there was no justification for the applicant not to meet the requirements of Condition 7 of the approved Tentative Map that required pedestrian access at the end of two cul-de-sacs adjacent to the corner of Grand Canyon Drive and Severance Lane. Staff recommended denial.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 40 – ROC-3901

MINUTES – Continued:

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He described this project as a private, gated development having single story housing. He explained that the difference in elevations between Grand Canyon and the interior private streets was the result of constraints caused by water pressure.

MR. WILSON further explained that if pedestrian access were provided into the private gated neighborhood, it would present security issues. He stated that this development is geared toward a retirement community and the developer did not feel that amenity was necessary.

COMMISSIONER McSWAIN asked staff to explain why the condition was required. MR. WALTON responded that the access was for people who live within the subdivision. CHAIRMAN TRUESDELL stated that in the area of Town Center, this has been asked for in the past to enhance the pedestrian character.

Having heard MR. WILSON'S explanation that several gated communities have gates that are abandoned and pedestrian access areas have been vandalized, COMMISSIONER McSWAIN disagreed, stating that new developments that provide accessibility to the residents by way of access codes enhance the livability of the project.

COMMISSIONER STEINMAN questioned the placement of the wrought iron gate that appears to block the sidewalk. DAVID GUERRA, Public Works Department, theorized that inasmuch as there is a steep incline at that point, the gate was probably put in temporarily until a final decision was made on the Review of Condition.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:52 – 8:57)

2-3194/3-1

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-3900 - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR A RESERVOIR AND PUMPING STATION on 20.0 acres at the northwest corner of the Elkhorn Road and Alpine Ridge Way alignments (APN: 126-13-401-014), P-D (Planned Development) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN — ABEYANCE TO 4/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

KYLE WALTON, Planning and Development Department, explained that this is a request for a proposed 27 million gallon Reservoir and a 11,000 square foot utility building as well as a 100-foot tall antenna that will serve as a communication device. The proposed use is compatible with the future uses that will be in the area and the design is appropriate for this use. Staff recommended approval of the Site Development Plan Review.

SUSAN LeCAVALIER, G.C. Wallace, 1555 South Rainbow Boulevard, appeared on behalf of the applicant and concurrent with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 41 – SDR-3900

MINUTES: Continued:

COMMISSIONER McSWAIN recalled that at a previous meeting, a request for a 100-foot tower involved intense discussion regarding the height of the structure. She asked if there would be an alternative to creating a communication opportunity without having to resort to a 100-foot tower. MS. LeCAVALIER stated that there is no other way and the tower is needed to be able to communicate between the facilities.

ERICA MUDEN, Las Vegas Water District, 1001 South Valley View Boulevard, explained that because there are no other communication networks in the vicinity, the 100-foot tower is needed. MS. LeCAVALIER added that this was previously planned for within the Cliff's Edge Master planned area. COMMISSIONER McSWAIN stated that in this time and age, it would appear that there would be other mechanisms available that could be utilized to provide the communication needed for these facilities. She felt strongly that this would have an adverse affect on the community because of its location so close to a residential development.

COMMISSIONER EVANS also recalled the Metro request for a communication tower and asked if the requests were similar. MR. WALTON explained that this request is for the exclusive use by the Las Vegas Water District. He noted that the area is remote and the applicant intends to construct this facility to make water available to develop Cliff's Edge. Staff determined it would be a compatible use and would meet the water needs of the area.

CHAIRMAN TRUESDELL stated that despite the remoteness of the area, the tower stands to be erected in the middle of a Master Planned Community. He stated that although he had no concerns with the design or the site development he could not support the tower.

MS. MUDEN asked whether the Commission would recommend a height limitation inasmuch as some type of communication device will be required to be able to remotely operate. CHAIRMAN TRUESDELL stated that he would prefer to see elevations before making any decision. COMMISSIONER McSWAIN suggested holding this application for two weeks and MS. LeCAVALIER agreed.

Responding to COMMISSIONER STEINMAN, MS. MUDEN replied that none of their facilities are currently controlled by satellite communication and, in this case, the applicant is looking at a fiber optic network which requires extensive underground work.

(6:14 – 6:19)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DIRECTOR'S BUSINESS - PUBLIC HEARING - DIR-3934 - APPLICANT/OWNER:
HOWARD HUGHES CORPORATION - Discussion and possible action to APPROVE A
REVISED DEVELOPMENT STANDARDS MANUAL FOR SUMMERLIN, Ward 2 (L.B.
McDonald) and Ward 4 (Brown).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN — ABEYANCE TO 4/22/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, briefly explained that the proposed manual replaces the previous version that was adopted in 1992. The majority of changes pertain to residential development within Summerlin. Despite the proposed changes, it does not modify the existing Development Agreement in terms of the number of units permitted or the amount of commercial square footage permitted at Summerlin. MR. FAGG added that there are minor changes to the list of permitted commercial uses, changes to height and setbacks for the single-family development types and an additional category called single-family special lot development.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 42 – DIR-3934

MINUTES: Continued:

MR. FAGG stated that there was an issue related to the language for casinos as it related to the special use permit process. Further research of the 1996 Development Agreement and the proposed changes revealed that the language has remained the same. MR. FAGG explained that the original Development Agreement designated two casino sites and specified that any casino proposed for those two sites will be required to obtain special use permit approval and go through the public hearing process if the structure is over 75 feet in height. If the building is less than five stories in height, greater than 1,500 feet from residential development and does not have more than 750 hotel rooms, it would be a permitted right.

With staff's recommendation for approval, MR. FAGG requested Condition 2 of DIR-3934 be stricken because it is consistent with the original Development Agreement approved in 1996.

GERALD ROBBINS, Howard Hughes Corporation, 10000 West Charleston Boulevard, and DIANA BOSSARD, 2920 North Green Valley Parkway, appeared on behalf of the applicant. They thanked staff for guiding them through the process and concurred with staff conditions.

CHUCK ARKELL, 158 Uccello Drive, appeared on behalf of Summerlin Residents for Responsible Growth. He asked for the opportunity to meet with the representatives of the Howard Hughes Corporation in order to discuss the condition related to special use permits for casinos. MR. ARKELL stated that several promises made, with regard to the Red Rock Casino, have not been fulfilled by the Howard Hughes Corporation and holding this item in abeyance would afford the residents that opportunity.

GABRIEL LITHRO, 10921 Marigold Avenue, stated that he too was involved in the discussions with the Howard Hughes Corporation. Because he did not fully understand staff's position on the matter, he felt it would be appropriate to meet with the applicants so they could explain exactly what is being proposed and give the residents an opportunity to decide whether the proposal would be good for their community.

COMMISSIONER McSWAIN was not comfortable with the proposed revisions. DEPUTY CITY ATTORNEY BRYAN SCOTT briefly explained the history of the Development Agreement and noted the section that related to casinos and the subparagraphs that address specific conditions. KYLE WALTON, Planning and Development Department, referenced the map that designates gaming enterprise districts and is referred to in Exhibits C and D of the Development Agreement. DEPUTY CITY ATTORNEY SCOTT further explained that the proposed changes do not affect the current casino enterprise districts nor what Summerlin is entitled to.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 42 – DIR-3934

MINUTES – Continued:

ROBERT GENZER, Director, Planning and Development Department, clarified that no change to the Development Agreement is contemplated. This only affects modification of outdated standards by which most of the residential development within Summerlin is established and which staff uses to make internal administrative decisions. MR. GENZER stated that the recommendation to delete Condition 2 was based on the advice of the City Attorney. Referencing the map once again, MR. GENZER explained that the two designated casino sites were considered by the City of Las Vegas to be developed as resort type hotel/casinos.

COMMISSIONER EVANS stated his disappointment that the residents have not had the opportunity to be a part of any changes that are proposed to the Development Agreement. MR. ROBBINS reiterated that no changes to the Development Agreement are anticipated. MR. GENZER likened this process to the various text amendments that are brought before the Commission.

There was further discussion related to allowable uses.

COMMISSIONER STEINMAN pondered the possibility of future home construction encroaching within the 1500 feet of the casino. CHAIRMAN TRUESDELL stated that the original Master Plan allowed for intermingling of residential communities.

COMMISSIONER NIGRO acknowledged that because the same rules will continue to apply and no changes will occur to the Development Agreement itself, he understood staff's recommendation.

Inasmuch as the previous speakers had expressed desire to meet with the applicant, COMMISSIONER McSWAIN stated that holding this application for thirty days would give them ample time to meet.

In order to accomplish a more precise review, COMMISSIONERS McSWAIN and NIGRO requested copies of the Development Agreement be distributed to the Commission members.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:19 – 6:28)

1-851

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DIR-4106 - CITY OF LAS VEGAS - Appointment of Planning Commissioners to various Planning Commission sub-committees.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

NIGRO – ABEYANCE to 4/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL recommended DIR-4106 be held for further review. MARGO WHEELER, Planning and Development Department, noted that this has been twice held in abeyance.

(9:02)
2-3775/3-77



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, shared the upcoming meeting date and time for the Sustained Architecture Lecture. He encouraged the Commissioners to attend this last scheduled Lecture.

(9:02-9:03)

3-109

MEETING ADJOURNED AT 9:03 P.M.

Respectfully submitted:

VICKY DARLING, ASSISTANT DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK